



## 26 GILPIN WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £400,000

4 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** Situated within the ever-popular White Court development, this well-presented four bedroom detached family home offers generous living accommodation and is ideal for growing families.

The ground floor boasts a stunning open-plan kitchen/dining area overlooking the rear garden, creating the perfect space for both everyday living and entertaining. There is also a spacious living room and a convenient downstairs cloakroom. Upstairs, the property offers four well-proportioned bedrooms and a modern family bathroom.

Externally, the home benefits from driveway parking for two vehicles, a single garage, and both front and rear gardens, providing excellent outdoor space for the whole family. Early viewing is highly advised to avoid disappointment.



## Front of Property

Driveway parking for 2 vehicles, side gate leading to front garden laid to lawn, enclosed by panel fencing, pathway to entrance door.

## Entrance Hall

Laminate wood flooring, 2x Storage cupboards, stairs rising to first floor, doors to;

## Lounge 13'11" x 10'7" (4.25 x 3.23)

Laminate wood flooring, window to front, electric fireplace, doors to;

## Kitchen/Diner 16'9" x 13'6" (5.13 x 4.14)

Laminate wood flooring, wall & base units, integrated oven with four ring gas hob with extractor over, integral dishwasher, sink & drainer, spaces for washing machine & fridge freezer, window to side, door leading rear garden, patio doors opening to rear garden, space for dining table.

## Cloakroom

WC, hand wash basin inset to vanity unit, obscure window.

## FIRST FLOOR

### Landing

Doors to;

### Bedroom One 12'3" x 9'8" (3.75 x 2.97)

Carpet flooring, window to front.

### Bedroom Two

Carpet flooring, window to rear.

### Bedroom Three 10'4" x 6'0" (3.16 x 1.84)

Carpet flooring, window to rear.

### Bedroom Four 9'3" x 6'9" (2.83 x 2.08)

Carpet flooring, window to front

## Bathroom

Wood laminate flooring, bath with shower over, WC, hand wash basin inset to vanity unit, obscure window.

## Rear of Property

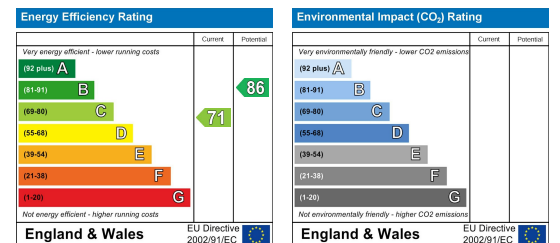
Fully paved, enclosed by panel fencing, side door leading to garage.

## Area Map



## Floor Plans

## Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM1 1ER

